085.0	0006	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	748,600 /	748,600
					USE VALUE:	748,600 /	748,600
					ASSESSED:	748,600 /	748,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		MADISON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANDRESCAVAGE FRANK P JR	
Owner 2:	ANDRESCAVAGE LORE K	
Owner 3:		
Street 1:	72 MADISON AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	ONEIL JOHN & MICHELLE -
Owner 2:	-
Street 1:	72 MADISON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .195 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1934, having primarily Wood Shingle Exterior and 1329 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8500.000	276,100		472,500	748,600
Total Card	0.195	276,100		472,500	748,600
Total Parcel	0.195	276,100		472,500	748,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 563.39 | /Parcel: 563.39

Legal Description

User Acct 53970

GIS Ref

GIS Ref

Insp Date 07/19/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 085.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	276,100	0	8,500.	472,500	748,600		Year end	12/23/2021
2021	101	FV	268,500	0	8,500.	472,500	741,000		Year End Roll	12/10/2020
2020	101	FV	268,600	0	8,500.	472,500	741,100	741,100	Year End Roll	12/18/2019
2019	101	FV	223,700	0	8,500.	465,800	689,500	689,500	Year End Roll	1/3/2019
2018	101	FV	179,400	0	8,500.	357,800	537,200	537,200	Year End Roll	12/20/2017
2017	101	FV	179,400	0	8,500.	337,500	516,900	516,900	Year End Roll	1/3/2017
2016	101	FV	179,400	0	8,500.	310,500	489,900	489,900	Year End	1/4/2016
2015	101	FV	159,800	0	8,500.	290,300	450,100	450,100	Year End Roll	12/11/2014

!6968!

PRINT

Date	Time
12/30/21	04:48:12

LAST REV

Date	Time
03/03/20	11:02:27
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6968

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ONEIL JOHN & MI	51788-522		10/15/2008		405,000	No	No		
	12545-728		10/30/1973		22,000	No	No		N

USER DEFINED

Prior Id # 1:	53970
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/14/2019	1850	New Wind	12,610	C				
3/15/2018	271	Heat App	14,000	C				
9/11/2017	1170	Dormers	59,700	C				
4/15/1993	108		3,000					ADD ROOF TO WDK

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	PH	Patrick H
3/24/2009	Measured	197	PATRIOT
3/27/2000	Inspected	263	PATRIOT
1/13/2000	Mailer Sent		
1/13/2000	Measured	264	PATRIOT
8/3/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8500		Sq. Ft.	Site		0	70.	0.79	6									472,501						472,500	

Total AC/HA:	0.19513	Total SF/SM:	8500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	472,501	Spl Credit		Total:	472,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1934	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	180.409
Other Features:	82000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	375134
Depreciation:	99035
Depreciated Total:	276099

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

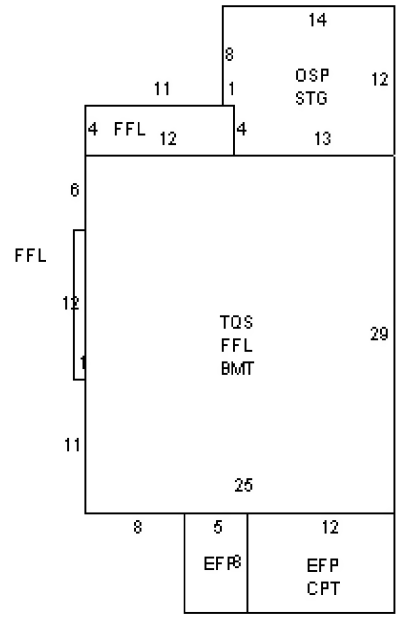
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	785	180.410	141,621
BMT	Basement	725	54.120	39,239
TQS	3/4 Story	544	180.410	98,098
OSP	Screen Porch	164	28.920	4,743
STG	Storage	164	7.150	1,172
EFP	Enclos Porch	136	46.770	6,360
CPT	Carport	96	19.800	1,901
	Net Sketched Area:	2,614	Total:	293,134
Size Ad	1328.75	Gross Area	2795	FinArea 1329

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	180.41
Special Features:	0	Val/Su Net:	105.62
Final Total:	276100	Val/Su SzAd	207.79

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

085.0-0006-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	